

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
FARMLAND PRESERVATION PROGRAM**

**Appraisal Order Checklist**

**An appraiser shall not bid on or accept any SADC **funded** appraisal assignment without this list being completely filled out and signed**

**Applicant:**

<b>Owner:</b> _____	<b>Yes</b> _____	<b>No</b> _____
<b>Contract Purchaser:</b> _____	Yes _____	No _____

**Farm Name:** \_\_\_\_\_  
**Farm Owner:** \_\_\_\_\_  
**Location/Address:** \_\_\_\_\_

**Block/Lot:** \_\_\_\_\_  
**Municipality:** \_\_\_\_\_  
**County:** \_\_\_\_\_

**Gross Acreage** \_\_\_\_\_  
**Total Acreage excepted out** - \_\_\_\_\_  
**Total Acreage attributed to Tidelands, Riparian or Border Water** - \_\_\_\_\_  
**(Do not deduct freshwater, mod-ag wetlands or interior water – consult SADC for acreage)**  
**Acreage to be valued** \_\_\_\_\_  
(Appropriate direction concerning significant riparian or boundary waters shall be provided to the appraiser)

**Date of Value to be appraised** \_\_\_\_\_  
(Planning Incentive Grant appraisals are required to be as of the same date of value for both appraisers.)

**Exceptions**  
(all exception locations must be located on mapping)

<b>Exception Type:</b>	Non-severable	# _____	<b>restricted to</b> _____ <b>unit(s)</b>
	Severable	# _____	<b>restricted to</b> _____ <b>unit(s)</b>
<b>Purpose of Exceptions:</b>	Around existing dwelling or non-ag use	_____	
	Future Dwelling or non-ag use	_____	
	Easement (specify type)	_____	
	Other (specify):	_____	

**Other Housing Opportunities on premises to be preserved.**

Existing residences:	# _____	<b>House size limitation</b> _____	<b>sq. ft.</b>
RDSOs:	# _____	<b>House size limitation</b> _____	<b>sq. ft.</b>
Agricultural Labor Housing:	# _____	<b>House size limitation</b> _____	<b>sq. ft.</b>

**House size limitations or exception restrictions (describe in detail):**

**I. Compliance with SADC minimum eligibility criteria (N.J.A.C. 2:76-6.20):**  
(All Acreages are to be “net” of land, meaning do not include land in exception areas, easements or riparian areas when determining minimum criteria.)

**A. Premises meets SADC eligibility criteria for farms less than or equal to 10 acres:**

Yes \_\_\_ No \_\_\_

**B. Premises meets SADC eligibility criteria for farms greater than 10 acres. Yes \_\_\_ No \_\_\_**

**II. Local Eligibility Criteria Satisfied:**

Yes \_\_\_ No \_\_\_

(example: a county or town may require eligible farms to be at least 40 acres or have 60% tillable etc. )

**III. Federal Farm and Ranch Land Protection Funding**

**A. Will Federal Funding be used in the preservation of this farm:**

Yes \_\_\_ No \_\_\_

**Impervious cover limitation :** \_\_\_\_\_Acres or \_\_\_\_\_% of premises

**Yellow Book Compliant or USPAP:** \_\_\_\_\_Yellow Book\_\_\_\_ USPAP\_\_\_\_

If "Yellow Book", only appraisers on list of qualified Federal Farmland Appraisers and have had Yellow Book Training will be permitted to appraise the property. Valuation under current existing zoning and environmental regulations shall be conducted strictly to Yellow Book Standards.

Under both Yellow Book and USPAP, the appraiser should identify the USDA NRCS (Natural Resource Conservation Service) as a user of the appraisal, identify the appraisal as being of surface rights only, and identify the impervious cover restriction on the preserved farm and impact on value if any. All adjustments should be market based and explained completely. The appraisal of the farm as preserved (After Value) must be identified as a hypothetical condition.

**B. Does the property meet standards for the federal Farm and Ranch Lands Protection**

**Program?**

Yes \_\_\_ No \_\_\_

**IV. Has the property received major subdivision approval:**

Yes\_\_\_ No\_\_\_

**Status of approvals:**

**Preliminary** \_\_\_\_\_ **Date(s) of Approval** \_\_\_\_\_

**Final** \_\_\_\_\_ **Date(s) of Approval** \_\_\_\_\_

Pursuant to N.J.A.C. 2:76-6.11(c)1., the SADC may disapprove of an application if it determines that the applicant has initiated proceedings in anticipation of applying to sell a development easement or during the application process that have the effect of increasing the applicant's appraised development easement value.

**V. Does the property have any existing easements?**

Yes\_\_\_ No\_\_\_

Conservation Easements \_\_\_\_\_

Buffer ordinance/restrictions \_\_\_\_\_

Utility Easements \_\_\_\_\_

Other \_\_\_\_\_

Note: Appraisers may not assume that easements that specifically prohibit disturbance and development can be reversed or receive variances.

**VI. Program:**

County Easement Purchase: \_\_\_\_\_

County Easement Purchase (Pinelands): \_\_\_\_\_

LOI required- All Pinelands Appraisals should include value of agricultural improvements as per the special memorandum and SADC policy 42 issued in August 2002 to appraisers authorized to appraise Pinelands Properties.

County Fee simple Purchase: \_\_\_\_\_

Planning Incentive Grant (County): \_\_\_\_\_

Planning Incentive Grant (Municipal): \_\_\_\_\_  
Planning Incentive Grant Fee Simple (County): \_\_\_\_\_  
Planning Incentive Grant Fee Simple (Municipal) \_\_\_\_\_  
SADC Direct Easement Purchase: \_\_\_\_\_  
SADC Fee Simple Acquisition: \_\_\_\_\_  
Nonprofit Grant Program (Easement): \_\_\_\_\_  
Nonprofit Grant Program (Fee) : \_\_\_\_\_  
**SADC Resale Fee Simple** \_\_\_\_\_

**Transfer Development Rights: (fill out only if property is in a transfer development rights program)**

- Subject Property is in a: \_\_\_\_\_ Sending Zone \_\_\_\_\_ Receiving Zone
- TDR Program is: \_\_\_\_\_ Local \_\_\_\_\_ Regional (Pinelands, Highlands etc.)
- Credits Allotted # \_\_\_\_\_ Verified. Source: \_\_\_\_\_
- Credits Estimated# \_\_\_\_\_ Verified. Source: \_\_\_\_\_
- Credits being retired by preservation # \_\_\_\_\_
- Credits being retained by landowner # \_\_\_\_\_

**Appraisal Instruction:**

Appraiser is required to appraise this property under:

- Current zoning **X** **Zoning Code (s)** \_\_\_\_\_
- Zoning and environmental conditions in place as of 1/1/04 **Yes** \_\_ **No** \_\_
  - **Zoning Code(s)** \_\_\_\_\_

The dual appraisal provision of the Highlands Act sunset on June 30, 2009.

The provision has been extended by the Governor and NJ Legislature until June 30, 2014 only for properties located within the boundaries of the Highlands Preservation or Planning Areas that also continue to meet one of the below described conditions. Appraisal assignments should identify the 1/1/04 valuation as Hypothetical in their appraisals.

**Reason for Instruction:**

- Property is in the Highlands: \_\_\_\_\_ Preservation Area \_\_\_\_\_ Planning Area ( Property must also qualify under one of the following)
- Applicant owned the property as of 8/10/04: \_\_\_\_\_
- Applicant is an immediate family member of the owner that owned the property as of 8/10/04: \_\_\_\_\_
- Applicant is a farmer as defined by the SADC: \_\_\_\_\_
  - (See Attachment A)
- Applicant is a governmental unit that acquired the property from a
  - a. farmer: \_\_\_\_\_
  - b. original owner of property as of 8/10/04: \_\_\_\_\_
  - c. immediate family member of the owner as of 8/10/04: \_\_\_\_\_
- Applicant is a nonprofit organization that acquired the property from a
  - a. farmer: \_\_\_\_\_
  - b. original owner of property as of 8/10/04: \_\_\_\_\_
  - c. immediate family member of the owner as of 8/10/04: \_\_\_\_\_

Category 1 Stream

- Property is located within 300 feet of a Category 1 stream or river: \_\_\_\_\_

If yes,

- Property is within \_\_\_\_\_ feet of a Category 1 stream or river: \_\_\_\_\_
- or
- Property has a category 1 stream or river within its boundaries: \_\_\_\_\_
  - (See Attachment A)

**Other (Include special instructions here or attach):**

The appraiser shall consider the impact of all exceptions, non-agricultural uses and effect of improvements as listed in the attached subject application in conformance with the SADC Appraisal Handbook.

Signed,

\_\_\_\_\_  
(Program Administrator)

\_\_\_\_\_  
Date

\*This form shall be completed by the contracting agency and shall be contained as an addendum in the appraisal report.

Enclosure:

Attachment A – Definition of a farmer

– Surface Water Quality Standards for New Jersey Guidelines

## ATTACHMENT “A”

### Definition of Farmer (N.J.A.C. 2:76-10.5(b)3.):

**Farmer means an owner or operator of a farming operation who during the calendar year immediately preceding submittal of a farmland preservation application, realized gross sales of at least \$2,500 of agricultural or horticultural products produced on the farming operation exclusive of an income received for rental of lands.**

### Surface Water Quality Standards for New Jersey Waters (Guidelines)

The SADC is requesting that all County Agriculture Development Boards (CADB), Planning Incentive Grant (PIG) Municipalities, and Non-Profit Organizations (NPO) incorporate New Jersey's Surface Water Quality Standards, in accordance with "Surface Water Quality Standards for New Jersey Waters" as designated in N.J.A.C. 7:9 B., into the Farmland Preservation Program appraisal process.

The New Jersey Department of Environmental Protection (NJDEP) has made two GIS data sets available for use as a **guide**; Surface Water Quality Standards (SWQS) and Storm Water Rule Areas Affected by 300 Foot Buffer (strmwtrupc1). This data is a digital representation of New Jersey's Surface Water Quality Standards in accordance with "Surface Water Quality Standards for New Jersey Waters" as designated in N.J.A.C. 7:9 B. The SWQS file contains the streams for NJ and has an attribute field, “ANTIDEG”, that identifies the stream classification. The “ANTIDEG” field has Category 1 streams coded as C1. The strmwtrupc1 file contains the HUC14 stream basins affected by C1 streams. The SWQS and strmwtrupc1 GIS files are available for download at <http://www.nj.gov/dep/gis/newdata.htm>. The files are in a .ZIP format and contain ARC/GIS shape files.

Much caution must be exercised when utilizing these two GIS data sets. Close attention must be paid to the following issues:

- ❖ Make sure you download the most up-to-date files. Files with a publication date of 08/09/05 and strmwtrupc1 with a publication date of 08/24/04 are the most current files as of 8/15/05. Users should check the NJDEP web page periodically for updated releases. Changes are being made as needed and there is no regular schedule for updates.
- ❖ Read the metadata carefully because there are many limitations to this data.
- ❖ These GIS layers are supplemental only and are not legally binding. When interpreting the surface water quality standards, the Surface Water Quality Standards regulations at N.J.A.C. 7:9B always take precedence.
- ❖ Not all tributaries that drain into a C1 stream have been mapped. The rule establishes an additional requirement for projects which are located along a C1 stream and those projects located upstream of a C1 segment within the sub-watershed or HUC 14. Basically, this rule applies to stream features that NJDEP hasn't mapped.

- ❖ The strmwtrupc1 data is out of sync with the SWQS data. The SWQS data has had additional streams added to the inventory but the strmwtrupc1 has not been updated to include the HUC14 basins affected by the additional streams.
- ❖ The SWQS data is a line feature and only delineates the centerline of the stream. The 300-foot buffer should be from the bank of the stream. Depending on the width of the stream, much of the buffer area would be over water. Therefore, it is not recommended that 300-foot buffers be generated from this data set.

These GIS layers are informational only and are not legally binding. When interpreting the Surface Water Quality Standards, the written standards always take precedence. Considering all the issues associated with this data, I recommend field verification for C1 streams.

The following links are to background information on the SWQS for your reference.

<http://www.state.nj.us/dep/watershedmgt/rules.htm>

<http://www.state.nj.us/dep/wmm/sgwqt/sgwqt.html>

<http://www.state.nj.us/dep/wmm/sgwqt/amendsummary.html>

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